

Green Township Board of Adjustment
APPLICATION

Part Three

(Appendices - subject to periodic updates)

GREEN TOWNSHIP BOARD OF ADJUSTMENT APPLICATION

APPENDIX A: (Page 1 of ___)

N.J.S.A. 40:55D-12 NOTICE OF APPLICATIONS

Notice pursuant to subsection a, b, d, e, f, and g of this section shall be given by the applicant unless a particular municipal officer is so designated by ordinance; provided that nothing contained herein shall prevent the applicant from giving such notice if he so desires. Notice pursuant to subsections a, b, d, e, f, and g of this section shall be given at least ten (10) days prior to the date of the hearing.

a. Public notice of a hearing on an application for development shall be given except for (1) conventional site plan review pursuant to section 34 of this act, (2) minor subdivisions pursuant to section 35 of this act, or (3) final approval pursuant to section 38 of this act; notwithstanding the foregoing, the Governing Body may by ordinance require public notice for such categories of site plan review as may be specified by ordinance. Public notice shall also be given in the event that relief is requested pursuant to section 47 or 63 of this act as part of an application for development otherwise excepted herein from public notice.

Public notice shall be given by publication in the official newspaper of the municipality.

b. Notice of a hearing requiring public notice pursuant to subsection (a) of this section shall be given to the owners of all real property as shown on the current tax duplicates, located in the State and within 200 feet in all directions of the property which is the subject of such hearing; provided that this requirement shall be deemed satisfied by notice to the (1) condominium association, in the case of any unit owner whose entity has a unit above or below it, or (2) horizontal property regime, in the case of any co-owner whose apartment has an apartment above or below it. Notice shall be given by: (1) serving a copy thereof on the property owner as shown on the said current tax duplicate, or his agent in charge of the property, or (2) mailing a copy thereof by certified mail to the property owner at his address as shown on the said current tax duplicate.

GREEN TOWNSHIP BOARD OF ADJUSTMENT APPLICATION
APPENDIX B: GREEN TOWNSHIP LAND DEVELOPMENT FEES APPLICATION GUIDE
Chapter XXXIII, Ordinance 33-2...

(The Board Secretary can assist you and/or provide you with a copy of the applicable Ordinance)

APPLICATIONS FOR:

A. Appeals from administrative official pursuant to NJSA 40:55D-70(a):

Application Fee	Escrow Amt.
\$750	\$2,000

B. Interpretation of the map or zoning ordinance or decision of special questions pursuant to NJSA 40:55D- 70 (b):

Application Fee	Escrow Amt.
1. Residential - \$750	\$3,000
2. Nonresidential - \$1,000	\$3,000

C. "C" or BULK Variances pursuant to NJSA 40:55D-70(c):

1. Alterations / modifications on an existing improved lot –

Application Fee	Escrow Amt.
a. Addition to principal building - \$500	\$3,000
b. Detached accessory structures - \$300	\$3,000
c. Decks - \$200 plus \$10/sq.ft. over 280sq.ft.	\$1,000

2. New construction on an unimproved, undersized lot (EXCEPT no additional fees will be charged if relief is also sought pursuant to NJSA 40:55D – 36 – building lot to abut approved street)

Application Fee	Escrow Amt.
\$1,000	\$3,000

3. Variance – any lot requiring bulk variances as part of subdivision or site plan approval.

Application Fee	Escrow Amt.
\$250	TBD

D. "d" or USE Variances, pursuant to NJSA 40:55 D-70(d)

Application Fee	Escrow Amt.
1. Residential - \$1,500	\$5,000
2. Multi-family residential -	
a. 3-5 units - \$2,000	\$8,000
b. 6-10 units - \$3,000	\$18,000
3. Nonresidential - \$2,000	\$5,000
4. Subdivisions, site plans or conditional uses with a variance - \$1,000	TBD

E. Other matters before the Board of Adjustment pursuant to NJSA 40:55D-1 et seq.:

Application Fee	Escrow Amt.
1. Residential - \$750	\$3,000
2. Nonresidential - \$1,000	\$3,000

F. Zone Change Request:

Application Fee	Escrow Amt.
\$2,000	\$5,000

G. Approvable Time Extensions -

Application Fee	Escrow Amt.
\$400	\$ 800

H. Request for Amendment of Previously Adopted Resolutions (if request made within 3 months)

Application Fee	Escrow Amt.
\$500	\$1,000

I. Pre-Existing Nonconforming Use Cert. (after 12 month grace period, as per NJSA 50:55D-68)

Application Fee	Escrow Amt.
\$100	\$2,000

* Additional \$1,000 Escrow required for properties involving C-1 streams, as per Ord. Sec. 33-4(c)(1)(f);
 ** An additional Non-Refundable fee of \$1,000 will be required upon requesting a special meeting date, if written request is received at least 14 days prior, as per Ord. Sec. 33-3(a);
 *** No Final Action Until Payment is Made and/or Approvals will be conditioned upon payment being received within twenty (20) days or said approval will be null, void, and of no further effect, as per Ord. Sec. 33-7(a)(4)(d).

GREEN TOWNSHIP BOARD OF ADJUSTMENT APPLICATION
APPENDIX C: (Page 1 of 3)

NOTICE TO APPLICANTS REGARDING SUBSTANDARD LOTS

The Green Township Board of Adjustment as part of its procedures recommends the following buy/sell form letter be followed in corresponding with abutting property owners. While you are not required to use the exact wording on the attached form (and the form should be modified for individual applications where appropriate), it is Board policy to require the buy-sell letter to contain the substance of the attached letter which should be sent by certified mail and ordinary mail at least 20 days before the first scheduled Hearing date.

Failure to follow this procedure may result in an adjournment of the case until the procedure is followed or a determination by the Board that you have not established the necessary hardship for the granting of variances. The purpose of this form letter is to assist applicants in giving the appropriate notice in substandard lot cases.

You must be prepared at the Hearing to offer into evidence a copy of this letter with the return receipt requested together with any response from the abutting property owners. In the event the response is oral only, then you are advised to write another letter to the adjoining property owners setting forth the substance of the conversation (i.e.: such as any indication of an offer to purchase or sell or conversely, a refusal) together with a statement in the letter that the abutting property owner may appear on the Hearing date to give testimony. A copy of your responding letter by certified mail may be offered at the Hearing. The Board will be concerned with how valid your attempts are to give adequate notice to the adjoining property owner.

THIS LETTER IS IN ADDITION TO THE REQUIRED STATUTORY NOTICE YOU MUST GIVE ALL PROPERTY OWNERS WITHIN 200 FEET.

The variance process may involve serious questions involving property rights. Consult your attorney.

APPLICANT'S OFFER TO ABUTTING PROPERTY OWNERS

DATE: _____

Mr. /Mrs. _____

Lot: _____ Block: _____

Address: _____

Board of Adjustment Application No. _____

Dear Mr./ Mrs. _____:

I have applied to the Green Township Board of Adjustment for a variance to construct a single-family residence on Block _____ Lot _____ which abuts your property. This letter is to inquire whether you would be interested in selling me your lot or a portion of your lot in order to make my lot conform or more nearly conform to the current Green Township Zoning Ordinance.

In the alternative, you may have an interest in purchasing my lot at the "Fair Market Value" which in this instance means a building lot price as if the variance had been granted. It is my intention to demonstrate to the Green Township Board of Adjustment that a "Hardship" exists as I am unable to either acquire additional land or sell my land at its fair market value.

If you have any interest in selling your lot, or a portion of your lot, to me, or in purchasing my lot, please indicate on the enclosed copy of this letter your position with respect to this application. The Green Township Board of Adjustment Hearing on the undersigned's variance application is scheduled for _____, at 7:00 pm in the Municipal Building at 150 Kennedy Road, Tranquility, NJ, at which time a copy of this letter and any response from you will be offered into evidence.

Enclosed is a self-addressed, stamped envelope for your convenience. You may, of course, attend the Board Hearing and give testimony concerning your position.

Very truly yours,

(Applicant's Signature)

Applicant's Telephone #: Home: _____ / Work: _____

Certified Mail RRR No.: _____

Ordinary Mail _____

cc: Board of Adjustment Secretary

Attention: Green Township Board of Adjustment

RE: Applicant _____

Green Township Block _____ Lot _____

- 1. We are interested in purchasing the applicant's property. ___Yes or ___No
- 2. We are willing to pay \$ _____
- 3. We are interested in selling our property. ___Yes or ___No
- 4. We are willing to sell our property for \$ _____
- 5. We are interested in selling a portion of our property ___Yes or ___No
as described as follows:

- 6. We are willing to sell the portion of the property described in No.5 for
\$ _____
- 7. We will be in attendance at the Zoning Board application to give our testimony.
___Yes or ___No

Signature

Signature

Dated

PLEASE NOTE:

You may deliver or mail a copy of this response directly to the Green Township Zoning Board of Adjustment, to arrive at least the day before the scheduled meeting.

Address: P. O. Box 65, Tranquility, New Jersey 07879

LAND USE REGULATIONS

SCHEDULE OF ZONING REQUIREMENTS
LAND USE ORDINANCE - GREEN TOWNSHIP

Zone	Primary Use	Height (Feet)	Minimum Lot Area (Acres)	Maximum Density (unit/acre) (FAR)	Maximum Depth Measurement (Feet) **	Width (ft) Street Line	Width at Side of Lot	Minimum Footage of Yards			Maximum Building Coverage	Impervious Coverage
								Front	Rear	Side		
AR-5/2	One-Family Dwelling	35	2	0.20	600	130	210	100	100	35	15%	---
R-1	One-Family Dwelling	35	1	1.00	285	95	160	60	75	25	20%	---
R-1.5	One-Family Dwelling	35	1.5	0.67	360	112	190	60	75	25	20%	---
RB	Shops, Inns, Offices, Labs, Restaurants	35	5	0.25	500	200	200	60	100	25	25%	25%
NC	Stores, Shops, Offices	35	1.5	---	330	200	200	60	75	25	25%	75%
AI-10	Very Light Manufacturing Research Labs, Offices, Warehousing	50	10	---	1,000	435	440	200	200	100	30%	60%

* 50 foot minimum required on a cul-de-sac.
** Used for calculation of minimum lot area.

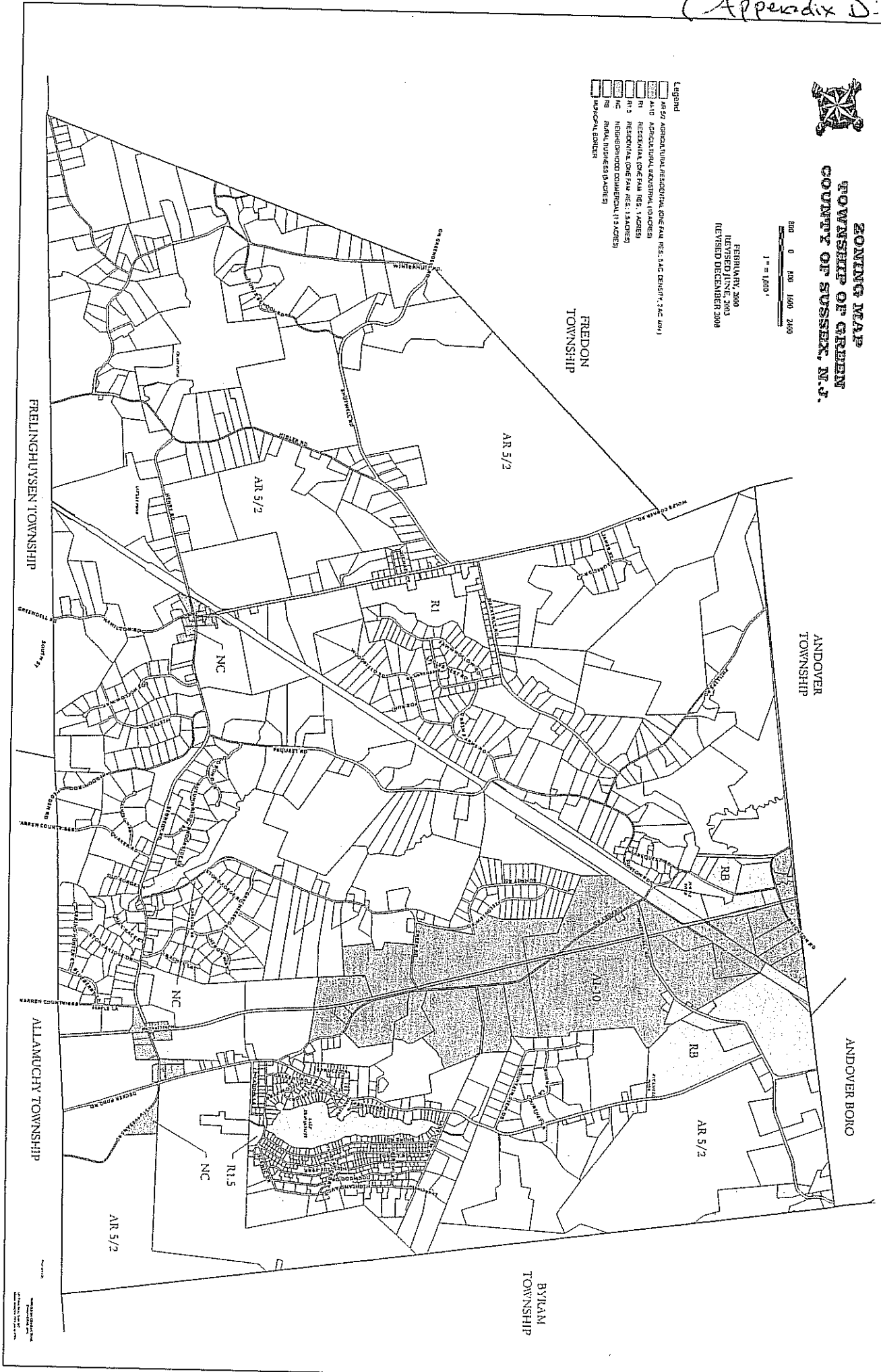
20-311



**ZONING MAP
TOWNSHIP OF GREEN
COUNTY OF SUSSEX, N.J.**

0 500 1000 1500 2000
1" = 1000'
FEBRUARY, 2000
REVISED JUNE, 2003
REVISED DECEMBER 2008

- Legend
- AR 5/2 AGRICULTURAL RESIDENTIAL ONE-FAMILY RES. 5 AC. DESIRED (3 AC. MIN.)
 - AI 10 AGRICULTURAL INDUSTRIAL (10 ACRES)
 - R1 RESIDENTIAL ONE-FAMILY RES. 1 ACRES
 - R1S RESIDENTIAL ONE-FAMILY RES. 1.5 ACRES
 - NC NEIGHBORHOOD COMMERCIAL (1/2 ACRES)
 - RB RURAL BUSINESS (PLOTS)
 - Medical Offices



The New Jersey Herald

July 1, 2013

Please be advised, effective immediately, The New Jersey Herald Requirements to publish a Legal Notice are as follows:

1. Legals cannot be taken over the phone. The form that your Township or Borough gives you can be either faxed, emailed or you may come into our office.
(All information is provided below)
2. There is a 2 day deadline for legal publishing.
Monday 12 noon for Wednesday
Tuesday 12 noon for Thursday
Wednesday 12 noon for Friday
Thursday 12 noon for Sunday
Friday 12 noon for Monday & Tuesday.
3. The applicant's name, mailing address and telephone number must be on the form so the proof of publication can be mailed back.
4. Please be sure everything on form is legible.
5. A \$30.00 deposit is required on All legal advertising if paying by cash or check. Credit Cards are accepted and will be charged the full amount of the legal ad once it is set in the computer for publication.

Yours truly,
THE NEW JERSEY HERALD



Donna Hendricks
Legal Advertising
2 Spring Street, Newton, NJ 07860
Fax: 973-383-4828
Email: legals@njherald.com